

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0623	Case Officer:	Hamish Evans
Application Type:	Prior Approval Demolition of Buildings		
Proposal:	Proposed buildings to be demolished as shown on Site Demolition Layout (drawing ref. 0733-STK-ZZ-DR-K-1003).		
Site:	Jewson, Cuckfield Road, Goddards Green, Hassocks, West Sussex, BN6 9LG, ,		
Validation Date	12 Mar 2025	Overall Expiry Date:	10 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Granted	Recommendation Date:	1 Apr 2025
Target Date:	9 Apr 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	1 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0623

**Jewson, Cuckfield Road, Goddards Green, Hassocks, West Sussex, BN6 9LG,
Proposed buildings to be demolished as shown on Site Demolition Layout (drawing ref. 0733-
STK-ZZ-DR-K-1003).
STARK BUILDING MATERIALS UK LIMITED**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Contaminated Land Officer

No objection.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council

No comment.

INTRODUCTION

This prior notification application is submitted to ascertain whether the Council's prior approval is required with regards to the demolition of two buildings at Jewson Cuckfield Road Goddards Green Hassocks BN6 9LG.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND ITS SURROUNDINGS

The site is located within the countryside with the Burgess Hill built up area boundary to the north and east of the site. The site consists of an industrial and commercial site which is occupied by a building materials supplier. There are a number of industrial and commercial buildings within the site and external storage areas. Cuckfield Road is located to the west of the site, a woodland and industrial site is located to the north and east of the site and open countryside is located to the south of the site. The surrounding area is semi-rural in its nature with open countryside, industrial parks and sporadic built development within the locality.

APPLICATION DETAILS

The proposal seeks to demolish two buildings within the site. Due to the size of the larger building, the prior approval from the Council is sought beforehand under a 28-day prior notification procedure.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B (as amended) states that any building operation consisting of the demolition of a building is permitted development. The demolition of buildings is therefore permitted subject to a number of criteria set out in this part of the GPDO. The applicant needs to apply to the Council to determine whether prior approval is required for the method of demolition and any proposed restoration of the site.

The Local Planning Authority has 28 days from the receipt of the application to advise that either prior approval is not required or advise that prior approval is required and such approval is granted or refused.

Unless otherwise agreed in writing the development must be carried out where prior approval is required, in accordance with the details approved or where prior approval is not required, in accordance with the details submitted with the application.

The planning merits of the proposal cannot be taken into account and the Council can only determine whether their prior approval is required for the proposed method of demolition and proposed restoration of the site.

ASSESSMENT

In determining an application for prior approval, the only issues that are relevant to the determination of the application are whether the proposal complies with the criteria set out in the GPDO and whether the details contained within the application are acceptable.

It is considered that the application for prior approval meets with permitted development criteria as set out under Class B.1 of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In accordance with Class B.2 (b) (ii), a written description of the proposed development has been provided with the application, together with a site notice statement that a site notice has been posted on the land from the 10.03.2025.

The proposed demolition works and method of demolition have been set out within the Method Statement and Risk Assessment.

It sets out that:

- PPE is required to be worn by operatives,
- Operatives will have asbestos training,
- Operatives inducted to the fire and safety plan,
- Erection of safety barriers,
- Marking of exclusion zones,
- Systematic decommissioning and demolition of buildings, and
- Clear area and munching down the concrete to floor level.

As such, sufficient information has been provided on how the site will be left following the demolition.

The proposed works are expected to commence on 10th April 2025.

The nearest residential dwelling to the building to be demolished is some 140 metres to the west of the buildings. The Council's Environmental Protection Team has commented on the proposal and raised no objection or conditions to be attached.

CONCLUSION

To summarise, the proposed demolition is permitted development. It is considered that the application has met the relevant provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B for the Council to determine this application. It is considered that prior approval can be granted.

Decision: Prior Approval is Granted

Case Officer: Hamish Evans